

November 9, 2004

MINUTES

The Planning Commission meeting was called to order in the City Council Chamber at 7:10 p.m. by Chairman William Guglietta. The following Commission members were present:

William Guglietta, Esq., Chairman

Paul M. Petit, Vice Chairman

Charles Rossi

Marco Schiappa

Jerome Baron

Councilwoman Ellen O'Hara

Also present were: Kevin M. Flynn, Planning Director

Michael J. DeLuca, Principal Planner

Lynn Furney, Associate Planner

Jared Rhodes, Senior Planner

Joanne Resnick, Senior Clerk

Nancy Simoes, Stenographer

Vito Sciolto, Assistant City Solicitor

See attached attendance sheets for those members of the public who attended.

MINUTES

Upon motion made by Mr. Schiappa, seconded by Mr. Petit, the Commission unanimously voted to approve the minutes of the October 5, 2004, meeting.

ORDINANCE COMMITTEE ITEMS

**Ordinance #9-04-5 Comprehensive Plan Amendment Public Hearing
Johnson & Wales**

**Ordinance #9-04-6 Amendment to Zoning Ordinance
Establishing an Educational Institution Zone (EI Zone)**

Ordinance #9-04-7 Change of Zone – Johnson & Wales

Attorney Andrew Teitz gave a brief history of the proposed site. He explained that the reason for tonight's hearing is to change the zoning classification from M-2 to a newly created Educational Institution Zone (EI Zone). The Comprehensive Plan currently does not allow residential or educational use in an M-2 Zone. He explained that the Master Plan presented to the Planning Commission members was approved by the City of Providence. They are asking to create the regulatory framework for the Harborside Village campus.

Mr. Merlin DeConte, P.E., Vice President of Facilities Management for

Johnson & Wales, explained that the two existing campuses are connected by shuttle. The proposed facility would consist of athletic facilities, parking, and apartment style student housing. He stated that the site is in a hurricane velocity zone and will be filled with 10 ft. of clean fill to bring the ground level above flood elevation. The dormitories will be three-story, wood framed apartment style buildings. There will be 5 buildings in Cranston and 7 buildings in Providence.

Councilwoman O'Hara stated that a neighborhood meeting was held at Johnson & Wales on November 3, 2004, and was well attended. She reiterated the concerns raised. Mr. DeConte responded that there will be no access down Smith Street. Existing roads will be walkways, with only the street that parallels the water accessible by automobiles. Johnson & Wales proposes new curbing and sidewalks. He stated that parking for 2000 cars will be provided. He further stated that the university has already installed a traffic light at the main entrance.

Mr. Guglietta asked the distance from the nearest home to the proposed development. Mr. Teitz responded that there will be 280 feet between the nearest home and the proposed residence halls.

Ms. Lou-Ann Lambert, Bayview Avenue, asked if changes to the plan can be made once it is approved. Mr. Flynn explained that the plan presented at this meeting is a concept plan. Johnson & Wales must

go through the land development process. If and when changes are made, Johnson & Wales must come back before the Planning Commission.

Mr. Flynn then outlined his memorandum to the Commission, which is a part of these minutes. He explained that Ordinance #9-04-5 would amend the text of the 1992 Comprehensive Plan, which did not envision institutional uses of this property. Ordinance #9-04-6 would establish an “Educational Institutional Zone” in the Cranston Building Code. This would allow for the current project, and possibly other construction projects in the future. It would also amend the Code’s Schedule of Uses to allow and not allow uses listed in the Zoning Code. A similar legal framework exists on the Providence side of the municipal boundary. Ordinance #9-04-7 would change the zoning of the subject property to “Educational Institutional”.

Commissioner Charles Rossi asked if drive-thru pharmacies would be allowed in the proposed zone. Mr. Teitz explained that no drive-thru uses will be allowed.

There being no further testimony, the Commission moved to a vote. Upon motion made by Mr. Petit, seconded by Mr. Baron, the Commission unanimously voted to APPROVE Ordinance #9-04-5. (Aye votes: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Mr. Baron. Nay votes: none. Abstaining: Councilwoman O’Hara.)

Upon motion made by Mr. Schiappa, seconded by Mr. Rossi, the Commission unanimously voted to APPROVE Ordinance #9-04-6. (Aye votes: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Mr. Baron. Nay votes: none. Abstaining: Councilwoman O'Hara.)

Upon motion made by Mr. Baron, seconded by Mr. Petit, the Commission unanimously voted to APPROVE Ordinance #9-04-7. (Aye votes: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Mr. Baron. Nay votes: none. Abstaining: Councilwoman O'Hara.)

Commissioner Jerome Baron excused himself from the meeting at 8:15 p.m.

Replat of Edgewood Park Plat (Lots 21 & 22) – Preliminary Subdivision

(Minor Plat with no street extension)

Malvern Avenue

AP 2/6, Lot 2302)

Attorney John DiBona explained the proposal is to divide this 6,400 sq. ft. parcel into two separate house lots in an A-6 Zone. The existing single family home will remain on 3,200 sq. ft. and the new lot would be 3,200 sq. ft.

Attorney Armand Monaco, representing Mr. Conti; an abutter, claims that the proposal is not in compliance with the Comprehensive Plan.

He requested that the Commission recommend denial of the proposal.

Chairman Guglietta stated that he is in receipt of letters from area residents Gloria Mallozzi and Joseph Edmundson stating their opposition to the proposal. Resident Paula Torvi also provided each Commission member with a copy of a petition against the development, which is a part of these minutes.

Resident Paula Torvi, Malvern Avenue, described the residents concerns. They are: 1) Malvern Avenue is a narrow street and cannot accommodate any more vehicles. She stated that fire engines and garbage trucks do not have sufficient access if cars are parked on the street. 2) Malvern Avenue is used as a cut-thru, and she expressed concern for the safety of pedestrians and children. She then presented the Commission with photographs of Malvern Avenue.

Resident Robert Cochran, 16 Malvern Avenue, (across the street from the proposed site) asked the location of the driveway in the proposed site. He also claimed that due to the narrow width of Malvern Avenue, excavation trucks would not fit down the street.

Councilman elect Terence Livingston stated that there is no hardship presented and asked that the Commission recommend denial of the proposal due to the narrow width of Malvern Avenue.

There being no further testimony from the public, Mr. DeLuca referred to his memorandum, dated 11/9/04, which is a part of these minutes. He explained that he has received several telephone calls from residents in the area expressing their concern with the proposal. Mr. DeLuca reiterated his memorandum stating that while the proposed density is commensurate with the 4-5 properties on the same side of the street, it is not conforming with zoning or that of the surrounding neighborhood.

Based upon the staff's findings of fact, and upon motion made by Councilwoman O'Hara, seconded by Mr. Petit, the Commission unanimously voted to accept the staff's findings as their own and DENY this preliminary subdivision.

(Aye votes: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Councilwoman O'Hara. Nay votes: none.)

Pennrose Condominiums Phase 2 – Amended Final Plan

Melody Lane

AP 16, Lot 143

Attorney John DiBona, representing applicant Frank Paolino, explained that the plan proposed to remove conditions that will allow separation of this 10,531 sq. ft. lot from the 95,967 sq. ft. condominium parcel and make it a “buildable lot”. This action is made necessary by condition #6 of preliminary plan approval granted by the Planning Commission on November 12, 2002. Final approval

of Phase I of this development (six condominiums) was granted by the Planning Commission on October 7, 2003.

Mr. DiBona also pointed out that there are several encroachments of the public right-of-way. Enforcement by the Building Inspections Department is requested.

There being no further testimony, Mr. DeLuca referred to his memorandum, dated November 4, 2004, which is a part of these minutes. He pointed out that at this time we are only discussing the amendment to the final plan. It is the developer's intent to build the roadway.

Upon motion made by Mr. Petit, seconded by Mr. Rossi, the Commission unanimously voted (Aye votes: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa and Councilwoman O'Hara. Nay votes: none) to APPROVE the proposed amendments to the final plan subject to the following conditions:

- 1. All encroachments shall be removed from the Melody Lane right-of-way prior to City acceptance.**
- 2. Notify owners of encroachments in writing of pending roadway construction and timeframe for removal of said encroachments. Copies of letters shall be provided to Planning staff within 30 days of this approval.**
- 3. Revise engineering design of roadway and sewer facilities as**

directed by Public Works Director and Veolia Water staff in November 8, 2004 memorandum prior to recording of plat. Provide a revised set of approved plans to Planning staff prior to recording.

4. Install water main extension in accordance with PWSB specifications.

5. Roadway to be constructed to match existing width and provide utility laterals per City specifications.

6. Capital Facilities Impact Fee of \$593.46.

7. Performance guarantee of \$44,000.

8. Two percent Administrative Fee of \$880.00.

Cranston Highlands Replat – Preliminary Plan

(Minor Plat with no street extension)

Vigilant Street/New Hampshire Avenue

AP 8, Lot 1805

Attorney John DiBona, representing applicant's Thomas and Anne Biello, explained the proposal to divide this 8,000 sq. ft. parcel into two separate building lots in a B-1 Zone. Parcel 1 would retain the existing dwelling on 4,800 sq. ft. Parcel 2 would be 3,200 sq. ft. and is intended for a new single family dwelling.

No members of the public offered testimony on this matter.

Mr. DeLuca referred to his memorandum, dated November 9, 2004,

which is a part of these minutes. He reiterated the staff's findings that although the surrounding residential density is greater than required in a B-1 Zone, this proposal seeks to exceed that, as well as the neighborhood average. The B-1 Zone allows 2 family dwellings on 8,000 sq. ft. lots but sets a minimum of 6,000 sq. ft. for single family dwellings.

Upon motion made by Councilwoman O'Hara, seconded by Mr. Rossi, the Commission unanimously voted to accept the staff's findings as their own and DENY this proposal.

(Aye votes: Mr. Guglietta, Mr. Petit, Mr. Rossi, Mr. Schiappa and Councilwoman O'Hara. Nay votes: none.)

ZONING BOARD OF REVIEW ITEMS

MATHEW R REGINE 70 BURDICK AVENUE CRANSTON RI 02920 (OWN/APP) has filed an application for permission, pending minor subdivision, to leave an existing single family dwelling on a proposed 3200+/- SF undersized lot [parcel 1]with restricted frontage, front and side-yard setback and build a new 20' x 39' single family dwelling on the remaining proposed 3200+/- SF undersized lot [parcel 2] with restricted frontage and front -yard setback 15 Malvern Avenue. AP 2/6, lot 2302, area 6400+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity and 30-8 Schedule of Uses.

Findings:

On November 9, 2004, the Planning Commission denied the application for a minor subdivision of the applicant's property. Therefore, the Zoning Application cannot be heard on a lot that doesn't exist. (City of Cranston Subdivision Regulations, Section V, Review Criteria and Procedures, Subsection G.1.a.)

LUTGARDA AND MARIA LLC PO BOX 3792 CRANSTON RI 02910 (OWN) AND LUTGARDA HENDERSON 54 SPECK AVENUE CRANSTON RI 02910 AND MARIA SPOONER 52 SPECK AVENUE CRANSTON RI 02910 (APP) has filed an application for permission to convert an existing legal non-conforming commercial building into a daycare center with restricted rear yard setback at 74 Alton Street. AP 4/1, lot 2627, area 43,560+/- SF, zoned M-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses.

Findings:

- 1. The existing rear yard setback is 2 ft.**
- 2. The property is on a dead end street, across from 8 single family dwellings.**
- 3. The site plan shows 24 parking spaces, but the aisle width of 18 ft. is insufficient for perpendicular spaces.**

4. The Comprehensive Plan future land use map calls for commercial and services at this location.

Upon motion made by Ms. O'Hara, seconded by Mr. Petit, the Planning Commission unanimously voted to recommend APPROVAL of this application as it conforms with the Comprehensive Plan.

Condition: The parking plan must be approved by the City Traffic Engineer.

(Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes)

VINCENT R CAPONE JR 30 ROLFE SQUARE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to convert a basement office into two residential living units in an existing legal nonconforming four unit residential building with restricted off-street parking and rear yard setback on an undersized lot at 418-420 Pontiac Avenue. AP 5, Lot 655, area 6800+/- SF, zoned C-3. Applicant seeks relief from Section 30-28 Variance, 30-8 Schedule of Uses, 30-17 Schedule of Intensity, 30-18(P) Off-Street Parking and 30-14 (a) Specific Requirements.

Findings:

1. The building has been a 4 unit since a 1966 Zoning Variance.

2. The applicant owns a 12 unit apartment building on the abutting 14,900 sq. ft. lot (density is 1,242 sq. ft. per unit). The parking lot has vacant spaces since most renters are elderly, with no cars.
3. The proposed 6 unit would require 12 parking spaces. The plan shows one handicapped space and 4 garage spaces. All require backing out onto a city street. Five spaces are shown on the abutting lot.
4. The proposed density is 1133 sq. ft. per unit, which is a similar density to the existing 12 unit apartment building.
5. The parking plan shows 4 parking spaces on the city's street right-of-way for Clarence Street, which cannot be counted toward the parking requirement.
6. The 60' long x 20' wide garage is located on the side and rear property lines.
7. The previous Zoning Board application showed parking on the entire lot and 7 units total.

Upon motion made by Mr. Rossi, seconded by Ms. O'Hara, the Planning Commission unanimously voted to recommend APPROVAL of this application as the proposed density is similar to the abutting 12 unit apartment density. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes)

HIRCANIA GARCIA 111 PONTIAC AVENUE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to build a 20' x 24'

two-story single family home on an undersized lot with restricted frontage at 111 Pontiac Avenue. AP 6/2, lot 1553, area 5762+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

- 1. A 16 ft. x 20 ft. two-story rear addition is shown on the site plans, which contains a family room and bedroom.**
- 2. The application requests a 24 ft. x 38 ft. single family.**
- 3. The floor plans show a 24 ft. x 38 ft. footprint.**
- 4. The proposed single family meets all required yard setbacks.**
- 5. The lot has frontage of 50 ft. (60 ft. required).**
- 6. There is a significant drop in elevation from the front of the property to the back, which may not accommodate the design of the house submitted with the application.**

Upon motion made by Mr. Petit, seconded by Mr. Schiappa, the Planning Commission unanimously voted to recommend APPROVAL of this application. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes.)

THOMAS AND ANNE E BIELLO 27 VIGILANT STREET CRANSTON RI 02920 (OWN) AND HERITAGE PROPERTIES LLC 46 COLDBROOK DRIVE CRANSTON RI 02920 (APP) have filed an application for

permission to leave an existing single family dwelling on a proposed 4800+/- SF undersized lot [parcel 1] with restricted frontage and side yard setback at 27 Vigilant Street and build a new 24' x 30 two story single family dwelling on the remaining 3200+/- SF undersized lot [parcel 2] with restricted frontage fronting on New Hampshire Street. AP 8, lot 1805, area 8000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

On November 9, 2004, the Planning Commission denied the application for a minor subdivision of the applicant's property. Therefore, the Zoning Application cannot be heard on a lot that doesn't exist. (City of Cranston Subdivision Regulations, Section V, Review Criteria and Procedures, Subsection G.1.a.)

JOSE DECASTRO 49 GRASSMERE AVENUE EAST PROVIDENCE RI 02914 (OWN) AND JAMES F BAILEY JR 1 BLOOMFIELD STREET EAST PROVIDENCE RI 02914 (APP) have filed an application for permission, pending minor subdivision, to leave an existing single family dwelling with restricted side and front yard set back on a proposed 5300+/- SF lot [parcel A] and build a new 35' x 24' single family home on the remaining 6230+/- SF lot [parcel B] at 15 Standish Avenue. AP 8/2, lot 567, area 11,530+/- SF, zoned C-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

- 1. The applicant received preliminary subdivision approval in August, 2004.**
- 2. The proposed new house yard setbacks conform to zoning regulations.**
- 3. The existing two family on the proposed 5,300 sq. ft. lot will be converted to a single family.**
- 4. The existing house has a 2.5 ft. left side yard setback and a 2 ft. front yard setback from Standish St.**

Upon motion made by Mr. Petit, seconded by Mr. Schiappa, the Planning Commission unanimously voted to recommend APPROVAL of this application. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes.)

SOULEANG H KANE AND SUSAN H LIM 111 WALES STREET CRANSTON RI 02920 (OWN/APP) have filed an application for permission to leave an existing legal non-conforming single family home on an undersized 5000+/- SF lot [lot 39] and build a new 28' X 44' two-story single family home on the abutting 5000+/- SF undersized lot [lot 40] at 111 Wales Street. AP 8/3, Lot 39 and 40, area 10,000+/- SF, zoned B-1. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

- 1. The majority of the lots on both sides of the street are 5,000 sq. ft.**
- 2. There are 9 other single family houses on 5,000 sq. ft. lots on the street. Three single family houses are on 10,000 sq. ft. lots.**
- 3. The proposed new house will have side yard setbacks of 4.35 ft. and 8 ft.**
- 4. The front yard setback is 26 ft.**
- 5. The proposed house has no driveway.**

Upon motion made by Ms. O'Hara, seconded by Mr. Petit, the Planning Commission unanimously voted to recommend APPROVAL of this application as it conforms with the neighborhood. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes.)

Note: Though not shown on the plans, the applicant informed the Commission that there will be a driveway installed at the front of the house. This will require a curb cut approval from the City's Public Works Department.

PONTIAC CROSSINGS LLC 75 SOCKANOSSET CROSSROAD CRANSTON RI 02920 (OWN) AND UNDER ONE ROOF LLC AND JOSEPH V TALLY INC 191 BROADWAY PROVIDENCE RI 02903 (APP) has filed an application for permission to operate a wholesale and

retail business with professional office use and the building of a new loading dock and handicap ramps from an existing legal non-conforming commercial building with restricted frontage and off-street parking on an undersized lot at 1150 Pontiac Avenue. AP 10/4, lot 749, area 55,067+/- SF, zoned M-2. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity, 30-8 Schedule of Uses, 30-18 (p) Off-Street Parking and 30-18 (r) Signage.

Findings:

- 1. The proposed business requires 41 parking spaces for the 8,120 sq. ft. building. (39 parking spaces are shown)**
- 2. The lot's frontage is 158.42 ft. (200 ft. required)**
- 3. The building meets all required yard setbacks.**
- 4. The application has pre-application approval from Site Plan Review.**
- 5. The future land use map of the Comprehensive Plan calls for commercial and services for this area of Pontiac Avenue.**
- 6. The monument sign scales to 10 ft.4 in. x 4 ft.=41.32 sq. ft. x 2 = 82.64 sq. ft. total (50 sq. ft. maximum allowed). Building sign = 8 ft x 2 ft.9 in.= 22 sq. ft. (45 sq. ft. allowed).**
- 7. The rear of the property will be filled to accommodate the new parking lot.**
- 8. The loading dock is located near the front of the building, requiring large trucks to back in from Pontiac Avenue.**
- 9. There is only one entrance to the rear parking lot.**

10. The City Traffic Engineer expressed his concern with the location of the loading dock, and has not approved the proposed parking lot layout and traffic circulation.

Upon motion made by Ms. O'Hara, seconded by Mr. Petit, the Planning Commission unanimously voted to recommend APPROVAL with the condition that the parking lot layout, which addresses the feasibility of connecting the rear parking lot with the left side parking area, be deferred to a future site plan review meeting. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes.)

Note: Though the former use utilized the loading dock in its present location, which required larger trucks to back in from Pontiac Ave.; the addition of CVS, Citizen's Bank Corporate offices and Krispy Crème donuts directly across the street, has added tremendously to the traffic flow and congestion at this location.

FRANK AND BARBARA PETTINATO 30 ELITE DRIVE CRANSTON RI 02921 (OWN/APP) have filed an application for permission to build a 28' x 40' one story addition living unit and convert an existing two family dwelling to a three family dwelling at 504-506 Oaklawn Avenue. AP 16, lot 293 & 305, area 14,752+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity and 30-8 Schedule of Uses.

Findings:

- 1. The majority of the addition will sit on Lot #305, which is 5,975 sq. ft.**
- 2. The combined area of both lots is insufficient for 2 single-family homes.**
- 3. Single family homes on conforming or larger lots abut the applicant's lot on all sides.**
- 4. The application does not conform with the Comprehensive Plan's land use map. The proposed density will be 4,917 sq. ft. (9 units per acre).**

Upon motion made by Ms. Schiappa, seconded by Ms. O'Hara, the Planning Commission unanimously voted to recommend DENIAL of this application for the following reasons:

- 1. Out of character with the single family neighborhood.**
- 2. No hardship, the applicant is already making reasonable use of the property with a legal, nonconforming two unit.**
- 3. The request does not conform to the Comprehensive Plan.**

(Voting Aye: Mr. Guglietta, Mr. Petit, Mr. Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes.)

J. Boscia & Sons, Inc., 6 Sweet Meadow Drive, Cranston, RI 02920 (OWN/APP) have filed an application for permission to build two new 6,120 +/- SF two-story, four unit condominium buildings on an undersized lot on East Street. AP 15/3, Lot 1643 and 1661, area 32,916+/- SF, zoned A-6. Applicant seeks relief from Section 30-28 Variance, 30-12 More Than One Dwelling Structure on Any Lot Prohibited, 30-8 Schedule of Uses and 30-17 Schedule of Intensity.

Findings:

- 1. The Comprehensive Plan Future Lane Use map calls for residential 4-8 units per acre (single family) for these lots.**
- 2. Proposed density is 10.6 units per acre.**
- 3. The proposed new buildings cover 18.6% of the lot.**
- 4. The application would require review was a major land development plan, which has been submitted to the Planning Commission and granted for 4 units only.**
- 5. All except one of the abutting properties on the same block are single family dwellings on lots between 7,400 and 15,312 sq. ft. A two family is on a 17,051 sq. ft. lot.**

Upon motion made by Mr. Petit, seconded by Mr. Rossi, the Planning Commission unanimously voted to recommend APPROVAL for four units only, which conforms with the Comprehensive Plans' density, and the Planning Commission's preliminary approval for the major land development plan. (Voting Aye: Mr. Guglietta, Mr. Petit, Mr.

Schiappa, Mr. Rossi and Ms. O'Hara. There were no Nay votes.)

Note: The above application for 8 units was submitted in February, 2004; prior to the Planning Commission's land development plan approval in October, 2004, for 4 units only.

Gino A. Mazzenga, 571 Union Avenue, Providence RI 02909 (Own/App) has filed an application for permission, pending minor administrative subdivision, to leave an existing single family dwelling on a proposed 20,829+/- SF lot with restricted frontage and build a new single family home on the remaining proposed 21,298+/- SF lot with restricted frontage at 510 Hope Road. AP 24, Lot 202, area 42,227+/- SF, zoned A-20. Applicant seeks relief from Section 30-28 Variance, 30-17 Schedule of Intensity.

Findings:

The application cannot be heard for Zoning Relief until the applicant receives preliminary subdivision approval from the Planning Commission. The complete application has not been filed as of today's date.

EDWARD RUSSO AND ESTATE OF FRANCES RUSSO 177 CURRY ROAD CRANSTON RI 02920 AND PASCO AND LUCY RUSSO 165 CURRY ROAD CRANSTON RI 02920 (OWN) AND BIAGIO PRODIGIO 7 MISTY COURT SOUTH KINGSTON RI 02879 (APP) have filed an

application pending minor subdivision for permission to leave an existing single family dwelling on a proposed 6400+/- SF undersized lot [parcel 3] and leave a single family dwelling on a proposed 8000+/- SF lot [parcel 2] and build a new 34' x 40' 2-story single family dwelling with restricted frontage on the remaining 8000+/- SF lot [parcel 1] on Holland Street. AP 12, lots 1420, 1421, 1422, 1423 and 1448, area 22,400+/- SF, zoned A-8. Applicant seeks relief from Section 30-28 Variance and 30-17 Schedule of Intensity.

This application was withdrawn by the attorney.

MISCELLANEOUS ITEMS

Comprehensive Plan Update

Mr. Flynn announced that the next Comprehensive Plan Update meeting will be held on November 15, 2004, at the Cranston Senior Center from 7-9 p.m. Preliminary findings of the survey will be discussed, as well as four of the eight elements required in the Comprehensive Plan: 1) Economic Development, 2) Open Space/Recreation, 3) Services and Facilities and 4) Housing.

December 2, 2004, is the tentative date for the third Comprehensive Plan Update meeting.

DATE AND TIME OF NEXT MEETING

Tuesday, December 7, 2004, at 7 p.m.

ADJOURNMENT

Upon motion made by Mr. Petit, seconded by Mr. Rossi, the Planning Commission unanimously voted to adjourn at 9:50 p.m.

Respectfully submitted,

Michael J. DeLuca

Secretary